

SITE SURVEY

SURVEYED FOR iPCS
PROPRIETOR(S): NEBRASKA CELLULAR TELEPHONE

GEOGRAPHIC COORDINATES OF PROPOSED TOWER

LATITUDE: N xx'xx'xx.x" (NAD '83)
LONGITUDE: W xx'xx'xx.x" (NAD '83)
ELEVATION: 1872 FEET (NAVD '88)

SITE BENCHMARK:

Top of Concrete, East Edge of
East Tower Footing
Elevation = 1872.58 (NAVD '88)

GENERAL NOTES:

- 1) ZONING DISTRICT: B2 (GENERAL BUSINESS)
- 2) SETBACKS: FRONT 10', REAR 10', AND SIDE 5'.
- 3) THIS SITE IS IN ZONE C "Areas of Minimal Flooding" PER FIRM MAP COMMUNITY-PANEL NO. 310103-005-B, WITH AN EFFECTIVE DATE OF 03/02/83.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE COMMITMENT, REFER TO CURRENT TITLE COMMITMENT, DEED AND LOCAL CODES FOR EASEMENT, BUILDING SETBACKS AND OTHER RESTRICTIONS NOT SHOWN HEREON.
- 5) THIS SURVEY IS FOR LEASE PURPOSES. IT SHOULD NOT BE USED FOR BOUNDARY RETRACEMENT OF THE SERVIENT TENEMENT OR ADJACENT PARCELS.
- 6) THIS SURVEY WAS PREPARED FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE CLIENT'S SCOPE OF WORK REQUIREMENTS. ABACI CONSULTING ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THIS DRAWING (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID SCOPE OF WORK REQUIREMENTS.
- 7) REFERENCE ARCHITECTURAL SITE PLAN (USU. A-1 SHEET) FOR TOWER DETAILS.

PROPRIETOR'S LEGAL DESCRIPTION (SERVIENT TENEMENT)

(PER CORPORATION WARRANTY DEED, INSTRUMENT #93-104553, SEE NOTE 5)
LOT 2, 281 RETAIL SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA.

LEGAL DESCRIPTION OF PROPOSED iPCS LEASE PARCEL

PART OF SAID LOT 2, 281 RETAIL SUBDIVISION IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID LOT 2; THENCE S 89°58'01" W ALONG THE NORTH LINE OF SAID LOT 2, 57.59 FEET; THENCE S 00°02'09"E, 47.02 FEET; THENCE N 89°57'51"E, 12.00 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE CONTINUING N 89°57'51"E, 16.00 FEET; THENCE S 00°02'09"E, 22.00 FEET; THENCE S 89°57'51"W, 16.00 FEET; THENCE N 00°02'09"W, 22.00 FEET TO THE P.O.B. AND CONTAINING 352 SQUARE FEET (0.01 ACRES).

LEGAL DESCRIPTION OF ACCESS & UTILITY EASEMENT

THE CENTERLINE OF A 24-FOOT WIDE EASEMENT ACROSS SAID LOT 2, 281 RETAIL SUBDIVISION IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID LOT 2; THENCE S 89°58'01" W ALONG THE NORTH LINE OF SAID LOT 2, 57.59 FEET; THENCE S 00°02'09"E, 47.02 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE CONTINUING S 00°02'09"E, 22.00 FEET; THENCE S 15°35'14"E, 74.16 FEET; THENCE S 00°00'00"E, 113.50 FEET; THENCE S 25°00'00"E, 28.27 FEET; THENCE S 00°00'00"E, 70.00 FEET; THENCE S 27°00'00"W, 75.00 FEET; THENCE S 00°00'00"E, 200.00 FEET TO THE NORTH R.O.W. LINE OF W. 13TH STREET WHICH IS THE TERMINUS.

UTILITIES INFORMATION

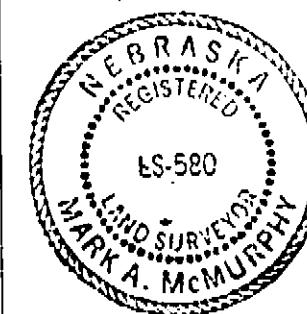
UTILITIES SHOWN FOR REFERENCE ONLY. NEBRASKA LAW REQUIRES AT LEAST 48 HOURS ADVANCE NOTICE BEFORE EXCAVATION BEGINS. NOTIFY DIGGERS HOTLINE OF NEBRASKA PHONE 1-800-331-5666
SITE ADDRESS (NEAREST): 3650 W. 13th St. GRAND ISLAND, NE 68803
CITY/TOWNSHIP: CITY OF GRAND ISLAND
1/4 SEC-TWP-RNG & COUNTY:

Survey Performed By: Abaci Consulting
200 South Main Street
Grimes, IA 50111 Ph. (515)986-5048 FAX. (515)986-0588
Date of Field Work: 05/31/01

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Mark A. McMurphy 8-8-01
MARK A. MCMURPHY, NEBRASKA LS-580 DATE

MY LICENSE RENEWAL DATE IS APRIL 1, 2003.
ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



DATE	REV. DESCR.	REV. NO.

iPCS

PHONE: (309) 945-1854
FAX: (309) 945-1785
11 HAWKEYE LANE • GENSEO, IL 61254

SPRINT
PCS

Symbols Legend:
Telephone Pedestal
Power Pole
Point of Beginning
P.O.B.
Contour Elevations
Tower Setback
True North
Magnetic North
Corner Monuments

Construction Management:
SDS WIRELESS, INC.
5140 Park Ave, Ste J
Des Moines, IA 50321
Ph. (515)282-6700

DATE: 6/04/01

DRAWN BY: JSH

CHECKED: M.M.

TITLE:
LEASE
SURVEY

NE-281-474
ALLTEL @
YORK, NE
iPCS- 474

SHEET NUMBER:

L-1

ABACI DWG. NO.

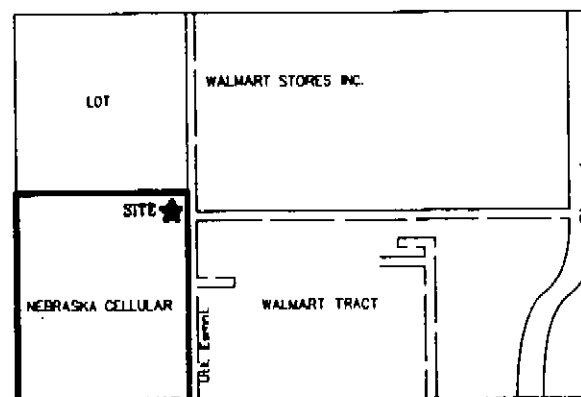
X100236

SURVEY

SCALE IN FEET
-50 0 50 100

ENLARGEMENT

SCALE IN FEET
0 25



BOUNDARY AREA SKETCH
NOT TO SCALE

Approvals: Zoning Official:

Signature

Date

Proprietor:

Signature

Date

iPCS:

Signature

Date